

# WARRANTY DEED

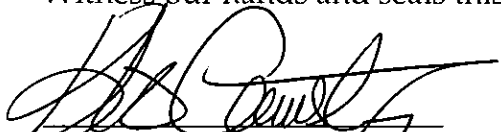
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX PAID

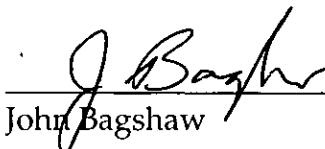
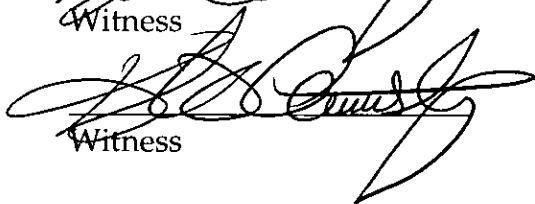
KNOW ALL PERSONS BY THESE PRESENTS, that, **John Bagshaw and Jana Bagshaw** of 52 Idlewood Drive, Cumberland, ME 04021, for consideration paid, hereby GRANTS to **Travis Seaver and Jennifer Seaver** of New Gloucester, County of Cumberland and State of Maine, whose mailing address is 20 Center Court Drive, New Gloucester, ME 04260, with **WARRANTY COVENANTS, as JOINT TENANTS and not as tenants-in-common**, the land with any buildings or improvements thereon, situated in Cumberland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

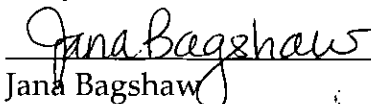
Witness our hands and seals this 13th day of June, 2012.



Witness

  
\_\_\_\_\_  
John Bagshaw

Witness

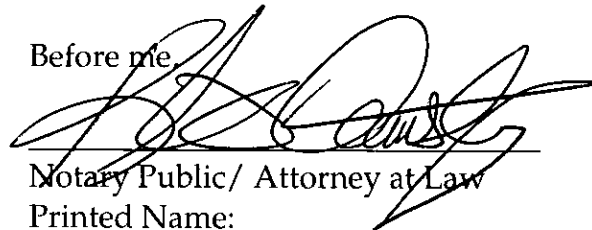
  
\_\_\_\_\_  
Jana Bagshaw

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

June 12, 2012

Then personally appeared before me the above named John Bagshaw and Jana Bagshaw and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public / Attorney at Law  
Printed Name:

My Comm. Exp:

**Kirk Armstrong**  
**Notary Public**  
**State of Maine**  
**My Commission Expires 12/2/2018**

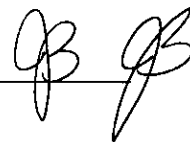
The Open Space is subject to a conservation easement granted to the Town of Cumberland and the State of Maine Department of Environmental Protection to be recorded in said Registry of Deeds and to the 30' wide Public Access Easement as shown on the Plan.

Subject to all notes, easements, restrictions, covenants and matters as shown on the Plan and together with any appurtenant rights and privileges as shown on said Plan and together with any interest in the Open Spaces.

For source of title, reference may be made to a Warranty Deed from Stiffler and Close, Inc. to John Bagshaw and Jana Bagshaw dated August 30, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15019, 233. Reference is also made to a Warranty Deed from Stiffler and Close, Inc. to John Bagshaw and Jana Bagshaw dated August 30, 1999 and recorded the Cumberland County Registry of Deeds in Book 27180, Page 235.

\* \* \* \* \*

Reviewed and Approved: \_\_\_\_\_

Handwritten signature in black ink, appearing to be 'JB'.Handwritten signature in black ink, appearing to be 'JB'.Handwritten initials in black ink, appearing to be 'JS'.Handwritten initials in black ink, appearing to be 'TS'.

**EXHIBIT A**

(52 Idlewood Drive – Cumberland, Maine)

A certain lot or parcel of land, with the buildings and improvements thereupon, situated in the Town of Cumberland, County of Cumberland, State of Maine, Being Lot 5 as shown on a plan entitled "Idlewood Range Road, Cumberland, Maine" prepared by Richard A. Manthorne for George Rickley dated January 7, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 197, Page 538 (the "Plan").

As record owner of the Lot, Grantee shall automatically be a member of the Idlewood Homeowners Association, ("Association") and agree to abide by all of the Bylaws thereof, including the payment when due of all charges and assessments of said Association which may be assessed by said Association. The Association shall be responsible for maintenance and control of the Open Space as shown on the Plan.

Together with the right to use in common with others all roads and rights of way s as shown on the Plan.

Together with an undivided 1/19<sup>th</sup> interest in the open space area located in the Town of Cumberland, County of Cumberland, State of Maine, which is shown on a plan entitled "Idlewood, Range Road Cumberland, Maine" prepared by Richard A. Manthorne for George Rickley dated January 7, 1996 and recorded in the Cumberland county Registry of Deeds in Plan Book 197, Page 538 (the "Plan").


The above described premises are conveyed subject to the Conservation Easement from Casco Partners, Inc. to the Town of Cumberland and State of Maine Department of Environmental Protection dated April 6, 1998 and recorded in said Registry of Deeds in Book 13813, page 55. Reference Supplemental Deed from Casco Partners, Inc. to HR Development Corporation dated May 15, 1998 and recorded in said Registry of Deeds in Book 13827, Page 290.

Subject to Declaration of Restrictions for Idlewood dated March 10, 1998 and recorded in said Registry of Deeds in Book 13653, Page 146.

Also subject to the others easements, rights, reservations and provisions all as set forth in the deed from Casco Partners, Inc. to HR Development dated April 17, 1998 and recorded in said Registry of Deeds in Book 13761, Page 250.

Lot 5 is subject to the 30' easement as shown on said Plan.

Received  
Recorded Register of Deeds  
Jun 21, 2012 03:17:48P  
Cumberland County  
Pamela E. Lovley



JS TS